

\$649,900 - 7815 36 Avenue Nw, Calgary

MLS® #A2255036

\$649,900

4 Bedroom, 2.00 Bathroom, 896 sqft

Single Family on 0.12 Acres

Bowness, Calgary, Alberta

Welcome to this lovingly maintained 4-bedroom gem nestled in the vibrant and historic neighbourhood of Bowness. Full of character and charm, this home offers the perfect blend of comfort, function, and lifestyle. An introvert's retreat awaits as you arrive at the front of this home, with a lush garden greeting you and a warm, inviting atmosphere awaits you inside. The spacious layout, includes bright new windows, new eaves, a fully developed basement, ideal for extra living space, a home office, or a potential mortgage helper with egress windows and lots of functional space. The master bedroom features patio doors that open directly onto your private front retreat – a tranquil, beautifully landscaped oasis perfect for relaxing. In the backyard, you will absolutely love and enjoy the spectacular hub created to entertain. Featuring an 8 person hot tub, a stamped concrete patio, a mature and bountiful vegetable garden, this yard will be a great place to make so many great memories. You will also find an oversized double detached garage, providing plenty of space for vehicles, storage, or a workshop, and parking pad for an RV. Located in the heartbeat of Bowness, this home is just minutes from parks, schools, shopping, and the Bow River pathway system – offering the best of community living with quick access to downtown Calgary. Don't miss your opportunity to own this charming home in one of Calgary's most beloved neighborhoods!



VIRTUAL TOUR AVAILABLE! (id:6289)

Built in 1954

Essential Information

Listing #	A2255036
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Square Footage	896
Acres	0.12
Year Built	1954
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	7815 36 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1V5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window
Parking Spaces	6
Parking	Detached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Washer & Dryer, Cooktop - Induction
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco
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Exterior Features Garden Area, Landscaped
Construction Poured concrete
Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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